

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



**6 Peartree Close
Warners End
Hemel Hempstead
HP1 3QP**

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Price £425,000 Freehold



This spacious and well presented 3 Bedroom end of terrace family home is located in this sought after cul de sac and is conveniently located to local shops, schools and amenities. The property is arranged with an open plan Lounge Dining Room, Conservatory, fitted Kitchen and a Utility / Study Area. The first floor has 3 Bedroom along with the family Bathroom and a separate Cloak Room. Externally the property has both Front and Rear gardens with side access via a useful covered Lean To. The Rear Garden is pleasantly private and well arranged with a patio seating area, an area laid to lawn and herbaceous borders. With scope to extend STNC viewing is highly recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Sought after Cul De Sac location

Lounge Dining Room

Conservatory

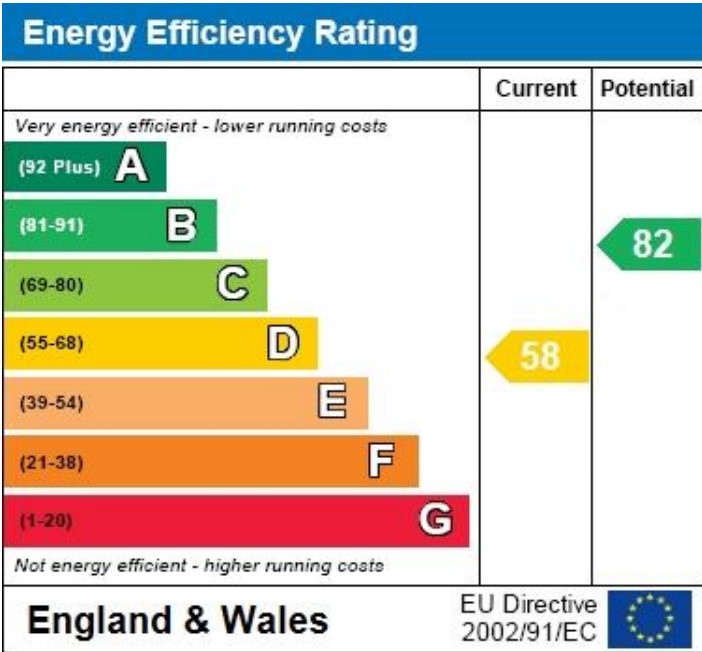
Fitted Kitchen

Utility / Study Area

First floor Bathroom with a separate Cloak Room

Pleasantly private Rear Garden

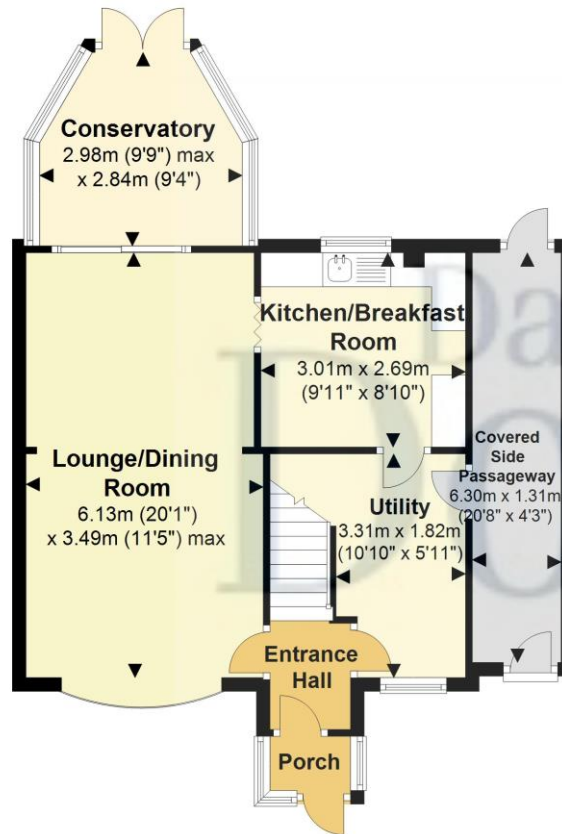
VIEWING HIGHLY RECOMMENDED



Call **01442 248671** to arrange a viewing or register an interest

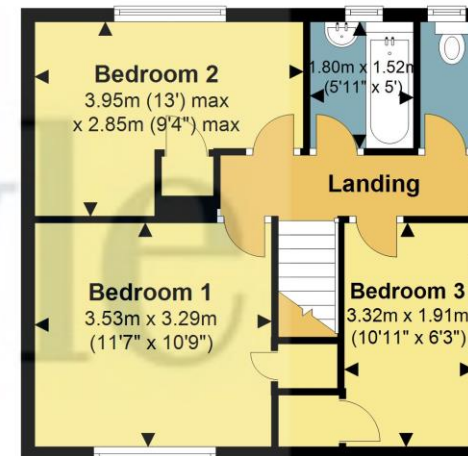
Ground Floor (Sq/m excludes Lean-to)

Approx. 49.5 sq. metres (532.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 89.5 sq. metres (963.5 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated.

Plan produced using PlanUp.

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